

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, February 20, 2012, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman Valerie Joh

Alderman Benjamin K. Mallicote

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe (*joined*

telephonically from 5:15 p.m.-6:00 p.m.)

City Administration

John G. Campbell, City Manager

Joseph E. May, Assistant City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By City Recorder Demming. Absent: Alderman Mike McIntire.

Note: Item 5 was discussed at this time before resuming the regular work session agenda.

3. **WORK SESSION TICKLER.** Mayor Phillips commented he would like the Board's input on what they expected from the upcoming budget. He pointed out key issues included the need to be fully staffed and the adequacy of the road fund. The Mayor also noted there was a substantial fee increase regarding garbage pickup for the Housing Authority. Public Works Director Ryan McReynolds explained they were working with them on this issue. The Mayor then challenged the Board, along with future Boards, to keep up with the storm water fees and eliminate them when possible. Mayor Phillips then mentioned he had received a letter from Temple Baptist Church regarding a business that was possibly selling synthetic drugs and asked Chief Osborne what was being done. The Chief stated he has spoken with the District Attorney, but was unable to share publicly the points of the investigation, although this issue is scheduled to be addressed by the state legislature in March. The Mayor asked for something to be done before the next meeting, noting people are scared to walk in their neighborhoods. Alderman Segelhorst noted that construction on the inside of the winery at Meadowview Conference and Convention Center had begun.

4. **CONSIDER OPTIONS ON PUBLIC SAFETY BRIDGE.** City Manager Campbell presented information on this item, noting it would only be available to police and fire employees between the ages of fifty-five and sixty-two years old. Mr. Campbell stated the cost would be about 3.5% of all police and fire personnel and the savings was based on eligible retirees. He further noted the benefits of this program, especially if it was done in a financially responsible way. Human Resources Manager Barbara Duncan answered questions from the board members and clarified the salary savings. Mr. Campbell also cited examples of how other cities have handled implementing this program and pointed out it could become cost neutral in a few years.

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5. UPDATE FROM BOE APPOINTED COMMITTEE ON STADIUM. Mr. Todd East presented information to the Board recommending enhancements to the J. Fred Johnson Stadium that would include adding 1,700 to 1,800 seats, increasing the number of bathrooms and installing other safety features to the structure such as railing and an elevator. Mr. East noted the benefits of these improvements and pointed out that the cost would be significantly offset by selling season tickets for the new seats. Considerable discussion followed, with the Mayor pointing out that if the seats didn't sell, the City would still be obligated to pay. Mr. East also noted that timing was a key issue, noting the work had to begin before April in order for the renovations to be completed by the first football game in August. Mr. East further stated that a design build company has been consulted and will have a representative at the regular business meeting tomorrow night to make a presentation and answer questions.

6. REVIEW OF AGENDA ITEMS ON THE FEBRUARY 21, 2012 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing and Consideration of Ordinance Establishing a Golf Course Community Zoning District (AF: 31-2012). City Planner Karen Combs gave a brief presentation on this item, noting this was essentially a zoning name change for the residents affected, with the major differences being the clarification of lot frontages and the addition of a master plan. She further noted this would ensure the structural set up at the golf course would remain unchanged. Ms. Combs pointed out that out of over 500 letters sent out in regards to this action, only one complaint was received.

VI.AA.2 Public Hearing and Consideration of an Ordinance Vacating Two Alleys Located Behind 301 East Center Street and Declaring the Property Surplus (AF: 32-2012). City Planner Karen Combs provided information on this item and stated the reason this project has taken some time was because it had to be determined if the property was owned in fee or if the City just had a designated right of way, noting that when the City vacates its interest, it is also vacating the public's interest as well. Alderman Mallicote commented on the disposal of property without an appraisal as discussed after the recent audit.

VI.D.10 Consideration of a Resolution Approving a Renewal of a License Agreement with the Tennessee Department of Transportation for Use of Certain Real Property Beneath the Interstate 26 Bridges (AF: 52-2012). Assistant City Attorney May gave information on this item and the following item, noting these properties were different because they were done at different times. He further explained the license was for the Greenbelt walking trail and the lease was for Domtar Park. City Manager Campbell confirmed there was no cost to the city for either case.


VI.D.11 Consideration of a Resolution Approving a Renewal of a Lease Agreement with the Tennessee Department of Transportation for Use of Certain Real Property Beneath the Interstate 26 Bridges (AF: 53-2012). See Item VI.D.10.

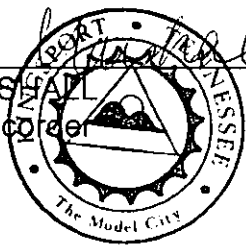
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BOARD COMMENT. Fire Chief Dye discussed the new city-wide siren system, noting the Siren Committee held its last meeting last week. He explained there was no cost to the city and further stated the system utilized a reverse calling system along with four sirens, noting the ability to add sirens at a later date. He also discussed the many benefits of this new set-up. Alderman Segelhorst asked if visitors could be alerted. The Chief stated that cell phone numbers could be notified, but they had to sign up. Public Works Director Ryan McReynolds confirmed that technology was coming in the future to address this issue.

PUBLIC COMMENT. None.

7. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:40 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor